

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Wetherby Road Acomb, York YO26 5BY

Freehold
Council Tax Band - D

- Traditional Semi Detached
- Three Bedrooms
- Over 100ft Rear Garden
- Garage and Outbuilding
- Sought After Location
- Extended Kitchen
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of the property. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide. Any questions should be referred to the vendor. Ashtons Made with Mapbox ©2025



Wetherby Road
Acomb, York
YO26 5BY

£475,000

3 1

A superb three bedroom semi detached home, beautifully extended and renovated throughout, and set on a generous plot towards the more rural end of Wetherby Road. With stylish interiors, versatile entertaining space and landscaped gardens..

The accommodation has been finished to a high standard and offers a welcoming entrance hall, a front lounge with bay window and feature fireplace, and a large dining/living room that opens through into a striking kitchen extension. The kitchen itself is fitted with a contemporary range of units, quality integrated appliances and space for a family-sized table. Completing the ground floor is a useful utility room and separate W.C.

To the first floor are three well-proportioned bedrooms and a house bathroom with an additional W.C. The home has been thoughtfully designed to provide both comfort and practicality.

Externally, the property is set back from the road with off street parking. To the rear is further parking, a garage/workshop, brick outbuilding and an attractive summer house. Both the garage and outbuilding benefit from power, light and insulation, making them ideal for a home office, studio or additional storage.

The garden itself is a particular highlight, over 100ft long with a well maintained lawn and a patio immediately to the rear of the kitchen is perfect for outdoor dining, and the summer house makes an idyllic retreat.

Council Tax Band D

